

LOCATION MAP

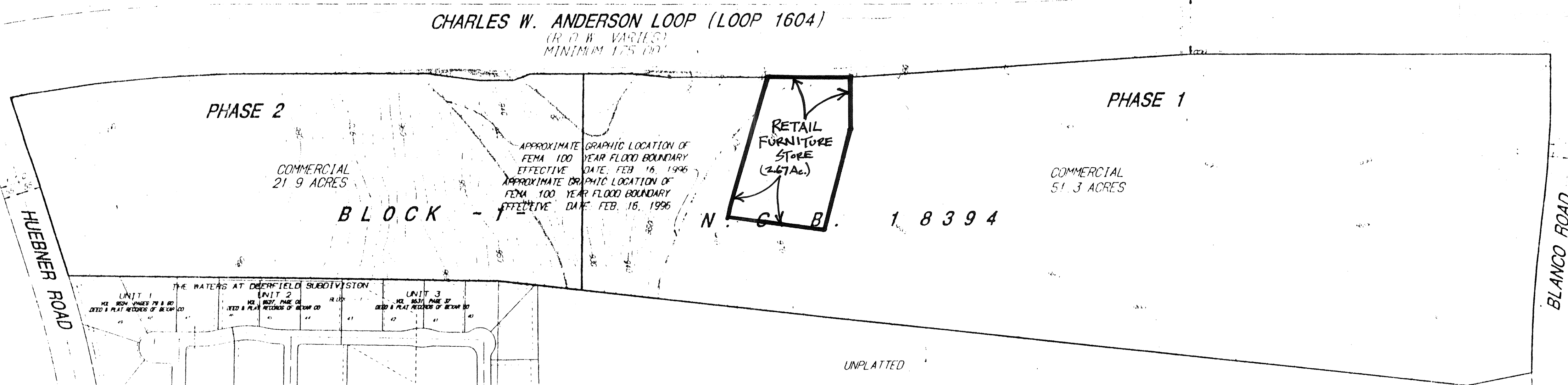
DEVELOPMENT SUMMARY

LAND AREA 73.2 ACRES
TOTAL NUMBER OF TRACTS 2

DEVELOPER:

OWNER RIVER CITY ASSOCIATES
ADDRESS 1000 CENTRAL PARKWAY N.
SAN ANTONIO, TEXAS 78222
TELEPHONE 214-435-2100

SCALE 1" = 200'



CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 46 10 AM 8-46

PLAN WAS BEEN ACCEPTED BY

COSA *[Signature]*

July 26, 1996 516
(date) (number)

If no plats are filed, plan will

expire on Jan 25, 1998

1st plat filed on

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N. 5100
SAN ANTONIO, TEXAS 78222
PHONE (512) 435-2100

BROWN ENGINEERING CO.

RECEIVED
56 JUL 25 PM 2:10

RIVER CITY ASSOCIATES
ARTS SUBDIVISION

P.O.A.D.P.

SHEET NO
1

VRP#04-08-161



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR
 04, 4th 10 AM 8:46

Permit File: # 04-08-161
 Assigned by city staff

Date: _____

☒ **Vested Rights Permit**

☐ **Consent Agreement**

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
 Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Bill Holland

Phone: (210) 495-5768 Fax: (210) 495-5126

Address: 15679 US Hwy. 281 N.

City: San Antonio State: TX Zip code: 78232

Engineer/Surveyor: Moy Civil Engineers

Address: 23705 IH-10 W, Suite 207

City: San Antonio State: TX Zip code: 78257

(b) Name of Project: Retail furniture store will consist of one building with associated parking area.

(c) (k) Site location or address of Project and Legal description:

Site Address/Location: 1500 N Loop 1604 W, along South side of Loop 1604, approximately 2200 ft. West of Blanco & Loop 1604 intersection;

Legal Description: Lot 10, Block 1, N.C.B. 18394 out of Arts 6 Subdivision.

(Field notes of retail furniture store site attached.)

8/19

Council District 9 ETJ NO Over Edward's Aquifer Recharge? (✓) yes () no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

- (d) Total land use, in square feet 116,175 s.f.
- (e) Total area of impervious surface, in square feet 89,160 s.f.
- (f) Number of residential dwellings units, by type; N/A
- (g) Type and amount of non-residential square footage; Retail furniture store w/ 29,530 sq. ft. blvd area
- (h) Phases of the development, (If Applicable); Single-phase development

4. What is the date the applicant claims rights vested for this Project? July 26, 1996

- (i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

Drainage, sanitary sewer, water and driveway construction.

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Arts Subdivision (P.O.A.D.P.) # 516

Date accepted: July 26, 1996 Expiration Date: N/A MDP Size: 73.2 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval _____

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

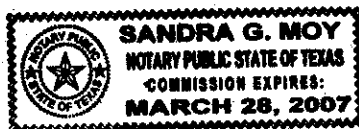
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: W.L. Holland Signature: [Signature] Date: 8/4/04

Sworn to and subscribed before me by William Holland, Jr. on this 4th day of August in the year 2004, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas

City of San Antonio use

Permit File: # 04-08-161

Assigned by city staff

Date: 9/28/04

☒ Approved

☐ Disapproved

Review By: _____

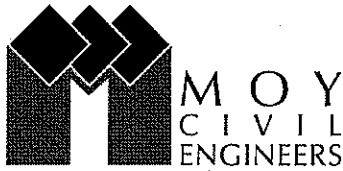
Development Services Department

Date: _____

9/28/04

Comments: Approved as of July 26, 1996 for a retail furniture store with approximately 29,530 square feet of building area and attendant parking area as depicted in the application.

As per city attorney's comments



23705 IH-10 W, Suite 207
San Antonio, TX 78257
Ph. 210.698.5051
Fx. 210.698.5085

Delivery Transmittal

TO: City of San Antonio Planning Dept.

DATE: August 6, 2004

RE: Hill Country Interiors

(POADP# 516)

ATTN: _____

JOB #: 020710

☐ U. S. Mail ☐ Overnight ☒ Messenger ☐ Pick Up

☐ Other _____

COPIES	DESCRIPTION OF ITEMS TRANSMITTED	04 AUG 10 AM 8:46 CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF DIRECTOR
1	Vested Rights Permit Application Completeness Review	
1	Vested Rights Permit Application	
1	Copy of POADP with Retail Furniture Store Site outlined	
1 check	Vested Rights Permit Application Fee (Ck#1009-\$160.00)	

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ For Approval ☐ For Your Use ☐ For Review & Comment
☐ As Requested ☐ Sign & Return ☐ Other _____

REMARKS:

COPIES OF: _____

TO: _____

RECEIVED BY: _____

SUBMITTED BY: Duane Moy, P.E.

DATE: _____



City of San Antonio
Development Services Department
Vested Rights Permit Application
Completeness Review



*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

Required Items: Section 35-B124, Vested Rights' Determination

An Application for a Vested Rights Determination shall be made by the Applicant on a form established for such purpose and provided by the City and shall contain at least the following information:

1. Appropriate filing fee.
2. Section 35-B124
 - (a) Name and address of Applicant;
 - (b) Project description and name of subdivision or development, if applicable;
 - (c) Location of development;
 - (d) Total land area, in square feet;
 - (e) Total area of impervious surface, in square feet;
 - (f) Number of residential dwelling units, by type;
 - (g) Type and amount of non-residential square footage;
 - (h) Phases of the development, if applicable;
 - (i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;
 - (j) A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and
 - (k) A legal description of the Property

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 APR 10 AM 8:46

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following:

- a timing and phasing plan for the proposed development;
- a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed;
- and the conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

☒ **Accepted**

☐ **Rejected**

Completeness Review By: Justin Z

Date: 8/11/04



11003 Wye Drive, San Antonio, Texas 78217

Field notes of a 2.667 acre tract of land situated in the City of San Antonio, Bexar County, Texas, being part of Lot 10, Block 1, New City Block 18394, Arts 6 Subdivision according to a Plat of record in Volume 9551, Page 139 of the Plat Records of Bexar County, Texas

And being more particularly described by metes and bounds as follows: Note: All iron pins set are 1/2" rebar with a yellow plastic cap stamped "Baker Surveying".

Beginning at an iron pin set in the south right of way line of Loop 1604 for the northeast corner of this tract and Lot 10 and the northwest corner of Lot 9 of said Arts 6 Subdivision.

Thence S 00° 04' 24" W. 154.13 feet with the east line of this tract and Lot 10 and the west line of Lot 9 to an iron pin set at an angle point in said line.

Thence S 06° 12' 46" W. 289.00 feet with the east line of this tract and Lot 10 and the west line of Lot 9 to an iron pin set for the southeast corner of this tract and being the southernmost northeast corner of 7.209 acre tract, this day surveyed.

Thence N 83° 46' 42" W. 290.00 feet with the south line of this tract and a north line of the 7.209 acre tract, into Lot 10 to an iron pin set for the southwest corner of this tract and being an interior corner of the 7.209 acre tract.


Thence N 10° 50' 06" E. 419.02 feet with the west line of this tract and an east line of the 7.209 acre tract to an iron pin set in the north line of Lot 10 and the south line of Loop 1604 for the northwest corner of this tract and the northernmost northeast corner of the 7.209 acre tract.

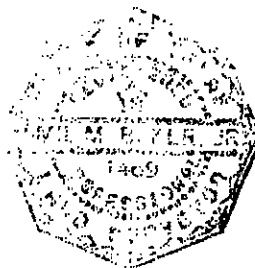
Thence S 89° 37' 50" E. 241.00 feet with the north line of this tract and Lot 10 and the south line of Loop 1604 to the place of beginning and containing 2.667 acres of land.

Job No. 02-086

Accompanying Plat Prepared

File:lap 1/draw2002/02-286.2.667ac


AMIL M. BAKER, JR.
Registered Professional Land
Surveyor # 1469



CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

04 AUG 10 AM 8:46



City of San Antonio

Vested Rights Permit APPLICATION

Permit File: #VRP 04-08-161

Received: August 17, 2004

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Development Services Department decide this application in the following manner:

X Approval o Disapproval o Return to Applicant

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Director of the Development Services Department.

Reviewed By: 
Norbert J. Hart
Assistant City Attorney

Date: September 24, 2004

Comments: Recommend that the application be approved for vested rights effective July 26, 1996 for a retail furniture store with approximately 29,530 square feet of building area and attendant parking area as depicted in the application.

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CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR